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Vineland

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# VINELAND.

## General Information:

REPORTS

OF

*Dr. CHAS. T. JACKSON, & SOLON ROBINSON,*

Geological & State Assayer of Mass.]

[Ag. Ed. of The N. Y. Tribune:



## Sales List

OF

## IMPROVED REAL ESTATE

FOR SALE BY

CHAS. K. LANDIS,

VINELAND, CUMBERLAND COUNTY, NEW-JERSEY.

Allen County Public Library  
900 Webster Street  
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Fort Wayne, IN 46801-2270

## ROUTE TO VINELAND

FROM NEW-YORK AND PHILADELPHIA :

From New York City—Take Ferry at foot of Cortlandt street for Jersey City. Thence per New Jersey Railroad, to Philadelphia direct. Thence take Ferry at foot of Market street, at 8 A. M. and 3 15 P. M. for Camden. Thence per West Jersey Railroad to Vineland direct, arriving here at 10 02 A. M. and 5 14 P. M.

2.00

# VINELAND.

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TO ALL WANTING FARMS.

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## **NEW SETTLEMENT OF VINELAND.**

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A Rare Opportunity in the best Market and most delightful and healthy Climate in the Union. Only Thirty-four Miles South of Philadelphia, on a Railroad; being a Rich Soil and highly productive Wheat Land, among the best in the Garden State of New Jersey.

It consists of 50 Square Miles of Good Land, divided into Farms of different sizes to suit the purchaser--FROM 20 ACRES AND UPWARDS.

## PRICE AND TERMS.

The land is sold at the rate of \$25 per acre for the farm land, payable one-fourth cash, and the balance by half-yearly instalments, with legal interest, within the term of four years, upon farms of 20 acres and upwards.

Five-acre lots sell at from \$150 to \$200; ten-acre lots, at from \$300 to \$350, and town lots, 50 feet front by 150 deep, at \$150 to \$200—payable one-half cash and the balance within a year. It is only upon farms of 20 acres or more that four years time is given.

The whole tract, with  $7\frac{1}{2}$  miles front on the railroad, is laid out with fine and spacious avenues, with a town in the centre.

## THE SOIL

is, in great part, a RICH CLAY LOAM, suitable for Wheat, Grass, and Potatoes; also, a dark and rich sandy loam, suitable for Corn, Sweet Potatoes, Tobacco, all kinds of Vegetable and Root Crops, and the finest varieties of Fruit, such as Grapes, Pears, Peaches, Apricots, Nectarines, Blackberries, Melons, and other Fruits best adapted to the Philadelphia and New York markets. In respect to the Soil and Crops there can be no mistake, as visitors can examine both, and none are expected to buy before so doing, and finding these statements correct. Under these circumstances, *unless these statements were correct there would be no use in their being made.* It is considered

## THE BEST SOIL IN THE UNION.

[See Reports of Solon Robinson, Esq., of the New York *Tribune*, and of Dr. Charles T. Jackson, State Geologist of Massachusetts, which will be found elsewhere.]

## THE MARKETS.

By looking over the map the reader will perceive that it enjoys the *best* Market in the Union, and has direct communication with New York and Philadelphia *twice* a day, being only *thirty-two* miles from the latter. Produce in this market brings double the price that it does in locations distant from the cities. In this location it can be put into the market the same day it is gathered, and for what the farmer sells he gets the highest price; while groceries and other articles he purchases he gets at the lowest price. In the West what he sells brings him a pittance, but for what he buys he pays two prices. In locating here the settler has many other



## ADVANTAGES.

He is within a few hours, by railroad, of all the great cities of New England and the Middle States. He is near his old friends and associates. He has schools for his children, divine service, and all the advantages of civilization, and he is near a large city.

## THE CLIMATE

is delightful; the winters being salubrious and open, whilst the summers are no warmer than in the North. The location is upon the line of latitude with Northern Virginia.

Persons wanting a change of Climate for Health would be much benefitted in Vineland. The mildness of the climate and its bracing influence make it excellent for all *pulmonary affections, dyspepsia, and general debility*. Visitors will notice a difference in a few days. *Chills and fevers are unknown*.

## CONVENIENCES AT HAND.

Building material is plenty. Fish and Oysters are plentiful and cheap.

## WHY THE PROPERTY HAS NOT BEEN SETTLED BEFORE.

This question the reader naturally asks. It is because it has been held in large tracts by families not disposed to sell, and being without railroad facilities, they had few inducements. The railroad has been opened through the property but a short time.

Visitors are shown over the land in a carriage, free of expense, and afforded time and opportunity for thorough investigation.

*Those who come with a view to settle, should bring money to secure their purchases, as places are not held upon refusal.*

## POPULATION.

In the Autumn of 1861 the population of Vineland consisted of four families. It now (1869) consists of over ten thousand thriving and industrious people. The town plot in the centre has a population of three thousand people. At the present rate of increase Vineland will have a population of twenty thousand people by 1873. Improvements are going on in all directions. New buildings, stores, and manufactories are being erected, and new farms and orchards cleared and planted.

## EDUCATION.

Upon the Vineland Tract are one Academy, one Institute, three Private and sixteen Public Schools, common and graded, and seven or eight Societies of Art and Learning. The Methodist Conference is building at the present time one of the largest Seminaries in the United States. The building will be 142 feet long, 56 feet wide, and four stories high. There are

## CHURCHES,

consisting of Methodist, Presbyterian, Baptist, Episcopal, Unitarian, and other denominations; also, Masonic and Odd Fellow Orders, a Lyceum, Public Library, and various societies for intellectual improvement.

## PUBLIC ADORNMENTS.

Vineland is the first place in the world where a general system of public adornment has been adopted. All the roads are planted with shade trees, and the roadsides seeded to grass. The houses are set back from the roadsides, flowers and shrubbery in front, making Vineland already one of the most beautiful places in the country.

## MEASURES TO INSURE THE PUBLIC WELFARE.

Vineland is the first settlement in the world where decided measures have been adopted to secure the interests of the actual settler against the speculator. No property is sold but upon the express condition that it shall be built upon within a year. By this provision every part of the country is improved. The improvement of one property enhances the value of the neighboring property. In this respect the influence is co-operative in its character. This provision accounts, to a great extent, for the remarkable success of Vineland, and the prosperity of the place.

## THE TEMPERANCE PRINCIPLE.

Every year it is submitted to a vote of the people whether any tavern shall be licensed to sell liquor. The license has never been carried, and no liquor is sold in Vineland. At the last election there was not one vote cast in favor of liquor selling, a thing probably that has never occurred elsewhere. This is a great protection to families, and to the industrious habits of the new settler.

## TO MANUFACTURERS.

The town affords a fine opening for various manufacturing businesses, being near Philadelphia, and the surrounding country has a large population, which affords a good market.

This settlement is now one of the most beautiful places in the country, and most agreeable for a residence.

It is intended to make it a

## FRUIT AND VINE

growing country, as this culture is the most profitable and the best adapted to the market. Every advantage and convenience for settlers will be introduced, which will insure the prosperity of the place. The hard times throughout the country will be an advantage to the settlement, as it compels people to resort to agriculture for a living.

In settling in this locality the settler possesses the advantage of being near his friends and old associations, instead of going thousands of miles into a far wilderness, into which the necessities of civilization have not been introduced, and where, in case of sickness and misfortune, it is almost impossible to obtain the assistance of friends. This is within a few hours of New England and the Middle States.

At any moment a day or more can be spent in New York, Boston, Philadelphia or vicinity, in the transaction of business or visiting friends, at but little expense, and without neglect of business. It is in a settled country, where no danger or risk is incurred. There is no great expenditures of money required before it can be made to pay, as is usually the case. Another important consideration is its

## HEALTH.

The settler here incurs no danger of losing his family by those dreadful fevers which, in some places, are as regular and periodical as the seasons, and which requires years to become what is termed acclimated, generally at a loss of one-third of a family among the women and children. Good health is an essential thing in the profitable cultivation of a farm, and the richest soil in the world may yield very poorly if the settler is unable to expend upon it his labor on account of his shivering with ague, or compelled to take trade at a heavy charge for his grain. Here all the evidences of refinement and cultivation are at hand. It is not necessary to ride fifty miles to a flour mill over a rough road and through a wilderness country. Nor are the winters cold—they are short and open. The seasons commence very early. In April the ploughing is finished (frequently commencing in March) and the seed is in.

## WHAT VISITORS WILL SEE.

The visitor will see as good Crops growing in Vineland as he will see any where in the Union, not excepting the West. The soil is highly productive. Hundreds of farms are under cultivation. He will see hundreds of orchards and vineyards in bearing. He can be driven through a hundred miles of farms, orchards and vineyards upon the Vineland Tract, and behold a scene of beauty and improvement not excelled in the Union. The undersigned furnishes carriages to those who come to look on the land, free of expense. A spade always accompanies the carriage, and every opportunity is given for examination.

The new land is easily cleared, and the first crop of Sweet Potatoes will pay for the cost of the clearing of the land, after which it will produce large crops of Wheat and Grass. What has been done can be done. All the beautiful homes in Vineland have been taken from the new land by the hand of industry and patience. There are hundreds of settlers in Vineland who came there with from two to five hundred dollars, who are now worth thousands. These men, however, are not idlers or speculators, but men of industry, intelligence, patience and nerve.

Large numbers of people are purchasing, and people who desire the best location should visit the place at once.

Improved land is also for sale.

## TIMBER LAND

can be bought with or without Timber—the Timber at market valuation.

## THE TITLE.

The Title is indisputable. Warrantee deeds given, clear of all incumbrances when the money is paid. Boarding conveniences at hand.

Letters promptly answered, and Reports of Solon Robinson and Dr. Charles T. Jackson sent, together with the Vineland *Rural*.

Persons before visiting the place had better write, as full information will be sent relative other particulars, which will be found in the papers ent. Address

# CHAS. K. LANDIS,

## PROPRIETOR,

Vineland Post Office, New Jersey.



REPORT

ON THE

**Soils of Vineland.**

*By Charles T. Jackson, M. D.,*

Geological and State Assayer of Massachusetts.

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CHARLES K. LANDIS, Esq.

DEAR SIR :—In accordance with your request I have recently visited the tract of land known as Vineland, and have selected and analyzed samples of the average soils and subsoils of that place. I also informed myself of the general geology of that region on a former occasion. Vineland is located in the northeast part of Cumberland county, New Jersey, in latitude 39 deg. 28 min. north, and longitude 2 deg. east of the Washington meridian, nineteen miles north of the Delaware Bay, and thirty-two miles west of the Atlantic Ocean,

The soil of Vineland is an ancient sea-bottom of the cretaceous age ; that is, it belongs to the same formation as the chalk of England and France; as is proved by the characteristic fossils. There is, as the base of this formation, an extensive tract of green sand, known in New Jersey under the name of *green sand marl*. This deposit extends across the Delaware river into the State of Delaware, and it undoubtedly underlies the country from Vineland to Hammonton, and probably extends much farther in different directions, though at a considerable depth from the surface. Thus, in this country, marls and clays represent the chalk of England and France, the conditions for the production of chalk not having existed on our shores at the time of this formation.

On the immediate surface there is a thin covering of tertiary deposits, derived chiefly from the debris of the before deposited chalk formations, abundant broken fossils indicating this fact. It is also remarkable that the fine yellow subsoil of Vineland has the same concretionary structure as the green sand, so that it appears as if composed of that substance, altered by decomposition, protoxide of iron having become per-oxidized, and much of the potash washed out by the action of the water.

The fine soil certainly bears no marks of its being formed by the coarse operations of disintegration of rocks, for it is so fine that when mingled with water it is kept suspended in it for a very long time, and when thrown in a filter some of the soil passes through the pores of the paper, indicating extremely fine division.

Experience has shown that all the crops which have been cultivated in Vineland have done remarkably well. The roots of vines and trees extend to a greater length than they do in a heavy or clayey soil, and this gives to those plants an additional security against drought. This was shown me by one of the skillful nurserymen of Vineland, who considered it an important point in favor of the Vineland soil, as especially adapted to fruit culture.

There is some white sand washed up by rains, but it does not the least harm, and there is fine rich loam enough in the soil for all the needs of vegetation.

In 1830 I discovered the greater abundance of the crenates of oxides of iron and maganese, alumina, lime and magnesia in the subsoil than in the surface soil, and that the crenates were converted into apocrenates by long atmospheric exposures. (*Vide* Report in the the Geological and Agricultural Survey of the State of Rhode Island, by Charles T. Jackson, 1840.)

Thus the yellow crenated soils become apocrenated and turn of a much darker color, while the crenic acid, containing  $7\frac{1}{2}$  per cent. of nitrogen, gains nearly seven per cent. more of that element by its con-

version into apocrenic acid, this nitrogen being undoubtedly absorbed from the atmosphere in the form of ammonia. Every scientific farmer will understand the importance of this chemical change in the organic contents of a subsoil by an atmospheric exposure, for nitrogen, the basis of ammonia, is one of the most important elements of fertilizers.

By the influence of the atmosphere, various vegetable matters in the soil are by slow combustion converted into carbonic acid gas, which is also a food of plants, and is especially absorbed by foliage. Working over the soil is well known to favor the growth of crops, and the above facts will serve, in part at least, to explain the rationale of the operation.

The following analyses of crenic and apocrenic acids were made by Hermann :

	Crenic Acid.	Apocrenic Acid.
Carbon, . . . . .	40.24	62.57
Hydrogen, . . . . .	7.69	4.50
Nitrogen, . . . . .	7.50	15.00
Oxygen, . . . . .	44.67	17.63

Besides the crenic and apocrenic acids there is in the soil humic acid and a neutral body called extract of humus, which undoubtedly go to the nourishment of plants.

Humic acid, according to Mulder, consists of

Carbon, . . . . .	60.13
Hydrogen, . . . . .	4.74
Nitrogen, . . . . .	3.61
Oxygen, . . . . .	31.55

Extract of humus has not been analysed. I found it separated into two distinct substances.

In the decomposition which ensues in the soil the hydrogen and oxygen of these organic acids probably unite and form ammonia (N. H.-3), which ammonia dissolves the remainder of the organic acid, and is with them absorbed by the rootlets of plants, and these ingredients are undoubtedly assimilated by the living and growing plants into its juices and tissues.

The following are the analyses which I have made of the Vineland soils and subsoils :

## First. Mechanical separation of the surface soil :

Gravel,	55
Silicious sand,	480
Very fine loam,	465
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	1000

Soluble *per cent.* in carbonate of ammonia :

2.5 insoluble vegetable matter.

3.5 soluble vegetable matter.

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6.0 per cent of vegetable matter in the soil.

## Chemical analysis of the fine loam:

Vegetable matters,	6 00
Insoluble,	86.60
Alumina,	3.00
Per-oxide of iron,	2.00
Lime,	0.10
Magnesia,	0.01
Phosphoric acid,	0.82
Potash and soda (by difference),	1.44
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	100,00

The soluble vegetable matters are the apocrenic and humic acids, with a very little crenic acid. These acids were combined with the per-oxide of iron, alumina and lime.

Second. Another sample of the surface soil taken from the side of the railroad, near the village. Mechanical separation :

Gravel,	113
White silicious sand,	450
Fine yellow loam,	437
	<hr/>
	1000

On the chemical analysis of the fine loam I obtained :

Vegetable matters,	5.8 per cent.
Matters soluble in chlor. dydric acid,	9.7 "
Insoluble in the acid,	84,5 "



Chemical analysis of the acid solution gave :

Alumina, . . . . .	6.100
Per-oxide of iron, . . . . .	2.800
Lime, . . . . .	0.140
Magnesia, . . . . .	0.130
Phosphoric acid, . . . . .	0.056
Potash and soda (difference), . . . . .	0.474
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	9.700

The insoluble silicates were next analysed, having been first melted with carbonate of soda to render them soluble. The 84.5 per cent. yielded :

Silica, . . . . .	78.00
Alumina, . . . . .	4.50
Lime, . . . . .	0.40
Magnesia, . . . . .	0.26
Potash and soda, . . . . .	1.34
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	84.50

These two analyses combined will give for the composition of the soil :

Vegetable matters (humus), . . . . .	5.800
Silica, . . . . .	78.000
Alumina, . . . . .	10.000
Per-oxide of iron, . . . . .	2.800
Lime, . . . . .	0.540
Magnesia, . . . . .	0.399
Phosphoric acid, . . . . .	0.056
Potash and soda, . . . . .	1.814
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	100,000

SUBSOILS.—Samples taken 5 feet below the above reported surface soil, near the railroad. Mechanical separation :

Small pebbles, some of them fossils, . . . . .	320	grs.
Yellowish white silicious sand, . . . . .	435	"
Very fine rich mellow loam, . . . . .	245	"
	<hr/>	
	1000	

Another subsoil :

Small pebbles, some of which were fossils, . . . . .	570
Silicious sand, . . . . .	100
Fine yellow loam, . . . . .	330
	<hr/>
	1000

Analysis of the fine loam, by carbonate of ammonia, a nearly colorless solution, but which, on chemical analysis, yielded 2.2 per cent. of erenic acid, and but a mere trace of the apocrenic acid. The erenic acid was originally combined with protoxide of iron and alumina.

The loam analysed yielded per cent. :

Vegetable matter, . . . . .	6.54
Insoluble silicates, . . . . .	80.00
Peroxide of iron and alumina, . . . . .	13.00
Lime, . . . . .	0.30
Magnesia, . . . . .	0.10
Phosphoric acid, . . . . .	0.06
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	100.00

The alkalis, if present, are in the insoluble silicates, which were not decomposed.

Some of the fossils found in the subsoil, on analysis, yielded :

Insoluble silicate of alumina., . . . . .	92.5
Carbonic acid from the carb. lime, . . . . .	2.5
Lime, with a little magnesia, . . . . .	3.0
Peroxide of iron and alumina, . . . . .	2.0
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	100.0

It is obvious, therefore, that these fossils, which were originally near pure carbonate of lime, have had argillaceous matter substituted, in part as components.

Another sample of the subsoil yielded :

Water, . . . . .	2.6
Vegetable matter, . . . . .	3.6
Peroxide of iron, . . . . .	7.3
Phosphoric acid, . . . . .	0.9
Lime, magnesia, and alkali, . . . . .	0.3
Insoluble silicates, . . . . .	85.3
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	100.0

To see what proportions of sand and gravel exists in ascertained *fertile soils*, see Sir H. Davy's Chemistry of Agriculture, and also Booth's Report on the Geology and Agriculture of Delaware, in which Davy's analyses are quoted—pages 113 to 115 (1841 : Dover).

Moderately good sandy soil 8-9ths sand.  
 Good soil 5-6ths sand.  
 Good wheat soil 3-5ths sand.  
 Rich soil 3-5ths sand.

Now, your soil consists of  $\frac{1}{2}$  sand and small gravel, and hence is far better in that respect than most of the above quoted examples. All depends on the composition of the fine loam in sandy soils. If they are good the sand is of no consequence. Davy's analyses are very old, and not up to the work of modern times, but they are good as far as they go.

Now, his soil containing 5-6th sand, gave :

Sand, . . . . .	83 33
Fine matter, . . . . .	16.67

The fine matter (loam) :

Alumina, . . . . .	6.84
Silica, . . . . .	7.00
Carbonate of lime, . . . . .	0.67
Oxide of iron, . . . . .	0.83
Vegetable and saline matters, . . . . .	1.33
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	16.67

Good wheat soil gave 3-5ths sand, in

Silicious sand, . . . . .	60
Fine matter (loam), . . . . .	40
	<hr/>
	100

Phosphoric acid, lime, the alkalies, and vegetable organic products, are the most essential elements of a soil, and these are all present in the loam of Vineland, These ingredients of the soil are all removed, and sold with the fruits and other crops.

In order to sustain the fertility of the land, it is necessary from time to time to restore them in the cheaper, profitable form. Lime, marl, swamp muck, wood ashes, and superphosphate of lime are obviously the most valuable fertilizers that can be applied to the soil of Vineland, and the best way to introduce lime and ashes is to put them into a compost of swamp muck or marl, and spread that on the land and harrow it in. Superphosphate of lime may be sown broadcast on the soil, and will gradually be washed in by the rain.

When lime is to be mixed with swamp muck it must first be slacked to a dry powder with water, and then be mixed with the muck. If animal manures are added, the heap after liming should be covered over with fresh muck to absorb the ammonia. Full directions for making compost of peat or swamp muck will be found in my quarto Report on the Geological Survey of the State of New Hampshire, and I refer with special pleasure to the reports of Elias Phinney, of Lexington; Mr.

Hagerston, of Mr. Cushing's farm in Waterton; Levi Bartlett, of Warner, N. H.; Judge Hays, of South Berwick, Me., and to the Trustees of the Shaker Society, of Canterbury, N. H., for valuable, practical instructions on this subject.

It is a great satisfaction to know that you have a large supply of swamp muck in Vineland, for it is the best material to form the basis of all composts, and will not fail to give the most satisfactory results when properly applied. By its decomposition it will furnish an abundant supply of carbonic acid, which is capable of liberating the alkalies from silicates, and to entirely decompose green sand so as to render the 8 or 10 per cent. of potash which it contains available to plants. You are well aware of the large proportion of potash which enters into the composition of grapes in the form of bi-tartrate of potash, or cream of tartar, and that this must come from the soil. Tartarate of lime also exists in grapes and in fruits, and the lime comes wholly from the soil, and is sold with your fruit crops in the form of malate, tartarate, pectate, citrate, and acetate of lime. Similar salts of potash are also sold in your fruit crops. Keeping this in view, you will of course keep the soil refreshed with the saline matters which are removed by your fruit and other crops. This can be rendered as certain as any other business in life, if the farmers would take the trouble to apply the facts worked in the laboratories of science.

## CLIMATE OF VINELAND.

Vineland, as before observed, is situated in latitude 39 deg. 28 min. north, and longitude 2 deg. east of the Washington meridian, nineteen miles north from Delaware Bay, and thirty-two miles west of the Atlantic Ocean.

The land is well drained, and is somewhat rolling, though not hilly. There is very little decaying vegetable matter, and but few tracts of swampy land, and nowhere any stagnant water. With these conditions we should regard the place as remarkably salubrious, and not liable to miasmatic diseases, even were we not credibly informed that Vineland is free from them. The winds from the south and from the east come from over the sea water, but in their passage over twenty or thirty miles of land lose their chilliness and excess of moisture, while the winds from all other directions blow over a large extent of land, the north and north-east winds being much tempered thereby, so as to be comparatively mild.

Such a situation insures an invalid a mild and equable climate, while it proves healthful to the laborer.



We were informed by working farmers that they found no difficulty in working any day of the year, on account of the temperature of the air. The summers are no hotter than in the Northern States, and the winters, of course, are much milder and free from deep snow.

Having full confidence in the continued prosperity of Vineland, and its steady improvement in the productiveness of its soil, as well as in the high cultivation of its very intelligent people, I have the honor to subscribe myself,

Your friend and servant,

CHARLES T. JACKSON, M. D.,

State Assayer to Massachusetts.

Boston, April 30, 1867.

FIRST REPORT  
OF  
SOLON ROBINSON, ESQ.,  
IN NOVEMBER, 1861.

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*Geological Formation—The Soil—The Marl Deposits—Extent of the  
Tract—Productiveness of the Land.*

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The following is an extract from the report of Solon Robinson, Esq., published in the *New York Tribune* :—

A week ago we did not know it ; now we do.

Leaving Philadelphia at 9 o'clock, and Camden twelve minutes later, from the same station as that of the Camden and Amboy road, we pass Woodbury, a rich old town, 8 miles, and at Glassboro, 22 miles, we change cars and take the Millville road. This far, and a little below, the country is all divided up into farms, some of which are under good cultivation, after the routine of grass and grain, hogs, horses and neat cattle. The Indian corn generally all along the road was remarkably fine. All the farmers were of the "well to do" sort, and some of them, who have turned their attention to fruits and market gardening, have grown rich. The soil is loam, varying from sandy to clayey, and surface gently undulating, intersected with small streams and occasional wet meadows, in which deposits of peat or muck are stored, sufficient to fertilize the whole upland surface, after it has been exhausted of its natural fertility.

*It is certainly one of the most extensive fertile tracts, in an almost level position, and suitable condition for pleasant farming, that we know of this side of the Western prairies. We found some of the oldest farms apparently just as profitably productive as when first cleared of forest fifty or a hundred years ago.*

The geologist would soon discover the cause of this continued fertility. The whole country is a marine deposit, and all through the soil we found evidences of calcareous substances, generally in the form of indurated calcareous marl, showing many distinct forms of ancient shells, of the tertiary formation; *and this marly substance is scattered all through the soil, in a very comminuted form, and in the exact condition most easily assimilated by such plants as the farmer desires to cultivate.*

Geologically viewed, then, this region would be at once pronounced most admirably suited to the wants of agriculturists. The marly regions, and where the soil is of such an argillaceous character that the water of a shower stands long in puddles in the hard-beaten road, and in the fields makes the plow-lands muddy, are not barren. For marl, composed of marine deposited carbonate of lime and clay, not so compact but that it readily becomes friable and pulverulent, when exposed to the atmosphere, must be an eternal source of fertility, under an intelligent system of manipulation and rotation of crops.

Marl, in all its forms, has been used to fertilize crops in England, from the time it was occupied by the Romans; and in France and Germany a marl bed is counted on as a valuable bed of manure, that can be dug and carted and spread over the field. *How much more valuable then it must be when found already mixed through the soil, where new particles will be turned up and exposed, and transformed to the owner's use every time he stirs the earth!*

Having then satisfied our minds of the cause, they will not be excited with wonder at seeing indubitable evidence of fertility in a soil which in other situations, having the same general characteristics or at least appearances, is entirely unremunerative, except as its productiveness is promoted by artificial fertilization.

At a station on the Millville railroad, we disembarked, and found a small specimen of a colored boy waiting with a wagon. This place forms the northern boundary of the great Vineland Tract, which extends six miles south, along both sides of the railroad, and along which broad avenues will be laid out, so as to make a convenient thoroughfare from all the farms along that line to the Station, to be located in the center.

The size of a tract containing 20,000 acres will be seen best by comparison. A Congressional township of land is six miles square, and

contains 23,040 acres. A section one mile square is 640 acres. A half mile square, or quarter section, is 160 acres.

A tract of 20,000 acres is about five and a half miles square, and cut up into small market garden farms, averaging twenty acres, will accommodate a thousand families. Including mechanical and other employments, this tract will afford room for, and in a few years will be occupied by, that number. Now a railway has penetrated its mysteries, and suddenly enhanced all values.

The Tract has since been increased in size to over 50 square miles, or over 30,000 acres.

A few words about the quality and value of this land for cultivation, of which we have some strong proof.

Our first visit was to Wm. D. Wilson, Franklin township, Gloucester county, who purchased some eight miles north of Millville, about three years ago, for the purpose of establishing a steam mill, to work up the timber into lumber, to send off by the new railroad, as well as the firewood and coal, for which he built a branch track a mile and a half long. He also furnished sixteen miles of the road with ties, and has no doubt made the mill profitable, though his main object was to open a farm, having become convinced that the soil was valuable for cultivation. In this he has not been disappointed, as some of his crops prove. For instance, last year, the second time of cropping, 306 bushels of potatoes on one acre, worth 60 cents a bushel in the field. This year, seven acres, without manure, produced 356 bushels of oats. In one field, the first crop was potatoes, planted among the roots, and yielded 75 bushels. The potatoes were dug and wheat sown, and yielded 16 bushels; and the stubble turned under and sown to buckwheat, which yielded 33½ bushels; and then the ground was sown to clover and timothy, which gave as a first crop 2½ tons per acre.

The fertilizers applied to these crops were first, ashes from clearings; second, 225 lbs. super-phosphate of lime; 200 lbs. Peruvian guano; then 50 bushels slacked lime had been spread on the clover since it was mowed, and turned in for wheat.

Mr. Wilson's growing crops, and the wheat stubble of the present season, all indicate his land as productive as any part of New Jersey.

At Mary Barrows', an old style Jersey woman farmer, several miles south of Mr. Wilson's, we were so particularly struck with the fine appearance of a field of corn, that we stopped to inquire of the hired man how it was produced. We found that the land had been the year but one before in wheat, sown with clover, and this cut one season, and last spring plowed once, with one "poor old nag," and planted with corn.

"Yes, but you manured high, we suppose?" we said interrogatively, and got this reply:—



"Waal, you see, we couldn't a done that; 'cause we hadn't but forty one-horse loads, for 23 acres, and we wanted the most on't for the truck."

The truck consisted of beets, carrots, cabbages, cucumbers, melons, &c., and a very productive patch of Lima beans, grown for marketing. So we were satisfied that the soil was not infertile, even unaided by clover, which had fed the corn, because the truck patch had not been clovered, and had been in cultivation long enough to obliterate all signs of the forest.

We passed one other place, which had been in the hands of tenants by the year for a long time; a class who are proverbial for their ability to render land unproductive; but in this case they had signally failed to accomplish that result, for the present crops are by no means poor ones.

Our next visit was to the large farm of Andrew Sharp, five miles north of Millville, from half to a mile east of the railroad, and just about in the center of Vineland. Mr. Sharp commenced work here in December, 1858, upon 270 acres, purchased of and in partnership with Richard D. Wood, of Philadelphia, the owner of the whole 20,000 acres, as well as a large manufacturing interest at Millville; and having determined to build this branch of the West Jersey railroad, he was anxious to develop the agricultural value of the land, before offering it for sale. He could not have chosen a better man, as he had grown to middle age as a Burlington county farmer, by nature personally industrious, with good executive ability to direct the industry of others. In less than three years he had got 234 acres cleared and in crops this season, all well enclosed and divided into several fields, with cedar or pole fence; has built a two-story dwelling, about 36 by 40 feet, and a smaller house for farm laborers, and a stable and granary and several other out-buildings.

Considerable part of the land was cleared and grubbed for the plow at \$9 per acre, and on some of it the first crop was buckwheat, limed with 50 bushels in powder per acre. This crop may be put in from July 4th to 20th, and yielded 25 to 30 bushels per acre, harvested in November; when the land being sowed with 150 lbs. of Peruvian guano and seeded with rye, yielded 12 to 15 bushels per acre and \$10 worth of straw. The rye stubble turned, after knocking off a large growth of oak sprouts, and dressed again with guano and seeded to wheat, gave 15 or 16 bushels. The crop which he was threshing while we were there promises more, of a very plump grain, and the straw is very heavy.

We walked over the stubble and found the clover and timothy, from seed sowed last Spring, on the wheat without harrowing, looking as well as we ever saw it upon any old cultivated farm, and with a little work done in the Winter to clear off some roots and rotten stumps, and setting

stakes to mark permanent ones, he will be able to cut the crop next year with a mowing machine, and we will guarantee two tons per acre, if he will give the overplus if it overruns the estimate.

Part of the land was planted with potatoes for a first crop, which yielded 120 bushels per acre. It was then limed with 50 bushels per acre, and seeded with wheat and clover, yielding an average of over 15 bushels per acre, and the clover now looks beautiful.

Other portions have been planted with corn as a first crop, which yielded 30 bushels yellow flint corn, and the second crop 40 bushels, and the third crop, treated to 150 lbs. of guano, we are sure no one would estimate below 40 bushels per acre.

[The reader will recollect that the writer is now speaking of land perfectly new, and which was not in good arable condition.—ED.]

In other cases the corn crop of last year was followed with oats this season, not yet threshed, but will average probably 40 or 50 bushels. Sweet potatoes, beans, melons, and in fact all garden vegetables, as well as young peach and other fruit trees planted this year, show very plainly that this long neglected tract of land should remain so no longer, and there is now a strong probability that it will not; for under the auspices of Mr. Landis it will be divided into small lots, with roads located to accommodate all—the surveyor is now busy at his work—and all purchasers will be required to build neat comfortable houses, and either fence their lots uniformly, or agree to live without fences, which would be preferable; by which means a good population will be secured, who will establish churches, schools, stores, mills, mechanic's shops and homes—homes of American farmers, surrounded by gardens, orchards, fields, and comforts of civilized life.

If any one, from any derangement of business, is desirous of changing his pursuits of life, or who is from any cause desirous to find a new location and cheap home in the country, and who may read and believe what we have truly stated, he will do well to go and see for himself what may be seen within a two hours' ride of Philadelphia.

SOLON ROBINSON.

For two other Reports, and one Letter of Solon Robinson on Vineland, see the "*Vineland Rural*," sent on application.

# SALES LIST

OF

IMPROVED

# REAL ESTATE.

FOR SALE BY

CHARLES K. LANDIS,

VINELAND, CUMBERLAND COUNTY, NEW JERSEY

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## TOWN LOTS.

1 One Lot, \$500

Terms, cash.

2 House and  
One Lot, \$4500

Terms, as may be agreed upon.

3 House and  
One Lot, \$1675

Terms, cash.

- 4 House and One Lot, \$1600 House 18x24; 7 rooms, and shed: finished. Barn 16x24. Strawberry bed. Front improved. \$1,200 cash; balance in 1 year.
- 5 One Lot, \$300 Terms, cash.
- 6 Store and Lot, \$4500 Store 22x34 feet; 2 stories, with basement. Terms, cash.
- 7 One Lot, \$750 Terms, half cash, balance in one year.
- 8 House and One Lot, \$1000 House 16x24. Terms, one-half cash; balance in 1 year.
- 9 House and Two Lots, \$2000 House, 1½ story, 14x24. L 10x12. All under cultivation.
- 10 House and Two Lots, \$1500 House 24x26, 1½ story; 7 rooms. Lots well covered with fruit and shrubbery.
- 11 Two Lots, \$2000 Terms, as may be agreed upon.
- 12 House and Two Lots, \$1000 House 14x20. Lots all cleared. Terms, one-half cash; balance in 1 year.
- 13 House and Two Lots, \$1400 Terms, as may be agreed upon.
- 14 House and Two Lots, \$3200 House 28x30, 2 stories. Store in rear 18x36. Terms, one-half cash; balance in four equal annual payments.
- 15 Two Lots, \$200 Terms, cash.
- 16 Two Lots, \$2000 Terms, as may be agreed upon.
- 17 House and Two Lots, \$2100 Two-story House, 22x28, with L. Terms easy.
- 18 House and Two Lots, \$1800 House 23x27, L 12x14. Main House all finished complete, and the Lots all fruited with Pears, Apples, Peaches and Grapes. Terms, one-half cash; balance in 1 year.
- 19 House and Two Lots, \$4000 Good House, 22x30, L 14x24, 2 stories. Lots under good cultivation, 80 fruit trees, &c. Terms, one-half cash; balance as may be agreed upon.



- 20 Wheelwright and Black-Smith Shops, \$4500 with, or \$4000 without stock      Terms, one-half cash; balance as may be agreed upon.
- 21 House and Two Lots, \$2000      House 2 stories, 23x24, L 12x12; 10 rooms.
- 22 Two Lots, \$1500      Terms, one-half cash, balance in 1 year.
- 23 House and Two Lots, \$1600      House 22x28; all cleared. 200 Strawberries. Terms, cash.
- 24 House and Two Lots, \$1700      House 32x21; all finished through. Parlor 12x16; 3 rooms up stairs. Good well. Lot grubbed and sub-soiled. Terms, \$1000 cash; balance in one year.
- 25 House and Two Lots, \$2700      House 2 stories, 18x28, L 14x16; all finished. For terms, see owner.
- 26 House and Two Lots, \$1800      House 28x16, L 12x14; 6 rooms. Lots in good condition. Fruit trees in bearing. Terms, \$1000 cash; balance in 1 or 2 years.
- 27 Two Lots, \$1000      Terms, cash.
- 28 House and Two Lots, \$1200      House 12x18. Kitchen 10x12. Good well. Hen-house 10x12. 52 Grapes, 11 Peach trees, 30 Blackberries, 4 Dwarf Pears, Gooseberries, Currants, &c. Terms, \$1000 cash; balance in 1 year.
- 29 Two Lots, \$1000      Cleared, grubbed, and shade trees set. Terms, cash.
- 30 House and Two Lots, \$5300      House 2 story, 16x34, L 22x22; 13 rooms. Shed 12x24. House double boarded and double floored. Good cellar. Good well, all bricked up. Lots covered with fruit, and all in bearing. Terms, cash.
- 31 House and Two Lots, \$2500      House, 7 rooms. Lots all cleared and fruited. Terms, \$1500 cash; balance in one year.

- 32 House and Two Lots, \$1600 House 14x24, L 16x12; 5 rooms and 3 closets. Good well and pump. Land in fine cultivations. 40 Dwarf and Standard Pears, 40 Peach, 25 Apple, 25 Grape Vines, Quinces, Currants, Gooseberries, &c. Terms, one-half cash; balance as may be agreed on.
- 33 House and Two Lots, \$2200 House 2 story, 20x28; all finished throughout; 6 rooms. Terms, \$1000 cash; balance in annual payments in 2 years.
- 34 House and Two Lots, \$3500 French Cottage House. Peach, Pear, and Apple trees. Blackberries sufficient for use. Terms, one-half cash; balance in 1 year.
- 35 House and Two Lots, \$1600 House 2 story, 18x28; 6 rooms. Shed. Lots well fruited.
- 36 House and Two Lots, \$1900 House 20x24; 5 finished rooms. Good well. Carriage Shop 24x28. All the land cultivated and set to fruit. 40 Grape Vines, 900 Strawberries, 17 Peach Trees, Apple, Pear and Cherry Trees, Currant Bushes, &c.
- 37 Three Lots, \$1000 Terms, one-half cash; balance in 1 year.
- 38 Three Lots, \$1400 House 18x24, 2 stories; 7 rooms. Lots all cultivated. 30 Peach Trees, 30 Dwarf Pear Trees.
- 39 House and Five Lots, \$5500 Two-story brick House; 9 rooms; all finished. Terms as agreed upon.
- 40 Five Houses and Ten Lots Lots all cleared. To be sold as follows:  
1 House and 1 Lot, \$750.  
Or,  
1 House and 2 Lots, \$1000.
- 41 House and Town Lot, \$2500 Lot all cleared and fruited. House 36x24. Terms, cash.
- 42 House and Town Lot, \$1000 House 16x20. Lot all fruited. Terms, cash.

**43 House and  
Two Lots, \$700**

Good House and cultivated Lots, on a public street; within five minutes' walk of the Depot. Terms, one-third cash; balance in 2 years.

**44 House and  
Five Lots,  
\$5500**

House 25x30; 9 rooms; good cellar. Lots all cleared, except a small grove. Terms, one-third cash; balance in 2 years.

**45 House and  
Three Lots,  
\$4000; or Lots  
separately.**

Terms, one-half cash; balance as may be agreed upon. (Or, S. W. portion, with House, \$2900. S. E. portion, \$3250. Terms as above.)

**46 House and  
One Lot, \$650**

House 14x20 (12 feet posts); 3 rooms below, 2 above. Good well. Shed. 4 Apple Trees, 2 Dwarf Pear, 2 large Peach Trees, and several small ones, 12 Currant Bushes, 4 Grape Vines, about 20 Blackberries, a few Raspberries and Strawberries. Terms, cash.

**47 Town Build-  
ings, \$600**

On 4 Lots—1 Office 12x22 (12 feet posts). Barn 18x22 (16 feet posts). Shed 62 feet long. Another 50 feet long. Terms as may be agreed upon.

**47½ House and  
Two Town  
Lots, \$1500**

House two-story brick, 18x24. Good cellar and well. Lots all cultivated; some Peach Trees. Terms easy.

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## FIVE ACRES AND UNDER.

**48 House and  
Five Acres,  
\$890**

House 16x20. Good cellar. Terms, one-half cash; balance by annual payments in 4 years.

**49 Five Acres,  
\$1100**

1 acre Grapes, 1 acre Blackberries. Terms, one-half cash; balance in 6 or 9 months.

**50 House and  
Five Acres,  
\$4000**

House 18x24. Barn. 1500 Grapes, 300 Currants, 50 Plum and Cherry Trees, Apple, Pear and Peach Trees, 1200 Blackberries. Terms, \$1100 cash; \$300 August 1, 1869; \$2600 November 1, 1869.

51 Two and one-half Acres,  
\$1700

House 14x22, 1 story; 3 rooms, with small back addition. Small barn. Good well. Fine little Grove around the house. All the rest cultivated. 70 Peach Trees of different varieties, 40 standard Apple, 130 Grape Vines, mostly covered, few in bearing; Raspberries, Blackberries, nearly  $\frac{1}{4}$  acre Strawberries, Dwarf Pears, Cherries, Plum; Asparagus bed. Terms, \$1200 cash; balance in 1 year.

52 Store and One Acre

Store 24x36, (20 feet posts). Barn 18x24 (16 feet posts). Land under good cultivation. Terms, one-half cash; balance in one year.

53 Four and one-half Acres,  
\$600 per Acre

Three acres all grubbed,  $1\frac{1}{2}$  acre all stumped and plowed, and in a high state of cultivation. Terms; one-half cash; balance in 1 year.

54 Five Acres,  
\$3000

All plowed and stumped. 500 Grapes. Terms, \$1000 cash; balance in 2 years.

55 House and Five Acres,  
\$2200

House, small, 16x12. Good well. Land all under cultivation. 360 Pear Trees, 40 Peach Trees, 80 Grape Vines (3 years old),  $\frac{1}{2}$  acre Blackberries,  $\frac{1}{4}$  acre Raspberries. Terms, one-half cash; balance to suit purchasers.

56 House and Five Acres,  
\$7000

Fine two-story brick House; 12 rooms. Small Barn. Hennerly. Good well. Land all under cultivation.  $\frac{1}{2}$  acre Blackberries, 200 Pear Trees, 100 Peach Trees, partly in bearing; 200 Grape Vines in bearing. Terms as may be agreed upon.

57 Two Acres,  
\$400

Muck Land. Terms, cash; or, on first mortgage.

58 House and Five Acres,  
\$3100

Two-story House; 4 rooms. Good Barn. The whole 5 acres set to choice varieties of fruit of all kinds. Right of way for Railway Company.

59 Three Acres,  
\$2500

All in Grass. Terms, \$500 cash; balance to suit purchasers.

60 Twelve Acres  
\$1200

Terms, \$500 cash; balance to suit purchasers.

61 House and Five Acres,  
\$2500

House 21x27. Good well. Land all cleared; half cultivated. Terms, one-half cash; balance in 1 year



- 42 House and Five Acres, \$2700 House 14x23, 2 stories; 5 rooms. Good well. About 100 fruit trees of all varieties;  $\frac{1}{2}$  acre Strawberries; some Blackberries and Grapes. Terms, one-half cash; balance in 2 years.
- 63 House and Five Acres, \$350 House cost \$400. Terms, cash.
- 64 Five Acres, \$1000 Terms as may be agreed upon.
- 65 House and Five Acres, \$3500 House 29x19, 2 stories; 5 rooms. Cellar cemented. 1 acre in Clover and Timothy; 3 acres stumped; 440 Grape Vines in bearing, 150 standard Pears, 450 dwarf do., 20 Peach, 30 Apples, Blackberries, Raspberries, Strawberries, Currants, Gooseberries, &c. Terms, \$1500 cash; balance in five equal payments.
- 66 House and Five Acres, \$3700 House 18x24. Barn. 1500 Grapes, 300 Currants, 50 Plum and Cherry Trees, Apple, Pear and Peach, 1200 Blackberries. Terms, cash.
- 67 Five Acres, \$200 Terms, cash.
- 68 House and 4 51-100 Acres Terms, cash.
- 69 Five Acres, \$250 Terms to suit purchaser.
- 70 House and Five Acres, \$1100 Small one-story House, 12x16. 25 good Apple Trees. All the land plowed and seeded down to Wheat. Terms, cash.
- 71 Five Acres, \$275 Terms, cash.
- 72 House and Five Acres, \$3700 Excellently-built House, 21x31. 450 Apple Trees, 130 Peach do.,  $1\frac{1}{2}$  acre Blackberries,  $1\frac{1}{2}$  acre Strawberries, 750 two-year old Grapes. Terms, \$1500 cash; balance on easy terms.
- 73 Five Acres, \$1300 500 Pear Trees, 100 Grapes, 1 acre Strawberries. Terms, \$500 cash; balance on easy terms.

- 74 House and Five Acres, \$1050**      House 16x24. 2½ acres cleared; about \$40 worth of fruit. Terms, cash.
- 75 House and Four Acres, \$4000**      House, Carriage-house, and Blacksmith Shop. Terms, \$400 cash; \$1600 April, 1870; balance in 3 and 5 years, secured by bond and mortgage.
- 76 House and Four Acres, \$3500**      House and Barn. 550 Pear trees, 500 Grape Vines, 25 Peach trees, 50 Apple trees.
- 77 House and Five Acres, \$1050**      1½ story House, 16x24; Wing 12x14; 3 rooms and pantry below; upper part unfinished. 1060 Grape Vines, 100 Peach trees, 22 Apple, 20 Cherry, 12 Plum, 300 Raspberries, ½ acre Strawberries. Terms, cash; or \$500 cash; balance (on mortgage) in 2 years.
- 78 House and Five Acres, \$5000**      Good House; 6 rooms. Barn. Land all cleared and under good cultivation. 67 standard Apple Trees, 20 dwarf do., 60 dwarf Pear, 12 Cherry, 234 Peach, ½ acre Lawton Blackberries, ½ acre Strawberries, 1000 Doolittle Raspberries, ¾ acre Concord Grapes, Gooseberries, Currants, Asparagus, &c. Terms, one-half cash; balance as may be agreed upon.
- 79 Two Acres, \$320**      Good muck Land (muck already dug reserved). Terms, payable on or before December, 1869.
- 80 House and Five Acres, \$800**      1½ story House, 13x20. Shed. Good well. Land all under improvement. 350 Concord Grape Vines, 1200 Doolittle, Thornless and Philadelphia Raspberries; 90 Pear trees, 30 Apple, 35 Peach; Cherries, Plums, Currants, Gooseberries, &c. Terms, one-half cash; balance in 2 years.
- 80½ 4¼ Acres, \$1000**      Half cleared. Terms, cash.

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## FIVE TO TEN ACRES.

- 81 Ten Acres, \$1400**      Crops included.

- 82 House and Ten Acres, \$3800 House of 5 rooms and Buttery. Barn 16x20. Good well. Land all plowed. Above 400 Pear trees, above 200 Peach, 100 Apple,  $\frac{1}{2}$  acre Strawberries,  $\frac{3}{4}$  acre Blackberries, some Raspberries, 508 Grape Vines, 500 more do. to be immediately set out.
- 83 Ten Acres, \$2000 Terms, one-half cash; balance in 1, 2 and 3 years.
- 84 House and Ten Acres, \$1200 House. 6 acres under cultivation; 1 acre Strawberries. Terms, cash.
- 85 House and Ten Acres, \$650 One-story House, 1 room.  $2\frac{1}{2}$  acres stumped and grubbed; 150 Grapes. Terms, cash.
- 86 House and Ten Acres, \$750 One-story House, 16x20.  $2\frac{1}{2}$  acres cultivated; 7 acres in timber. Terms, cash.
- 87 Six Acres, \$1500 5 acres under cultivation; 44 Pear trees, 30 Peach do.. 1 acre Blackberries,  $\frac{3}{4}$  acre Raspberries,  $\frac{1}{2}$  acre Strawberries,  $\frac{1}{4}$  acre Philadelphia Raspberries. Terms, one-half cash; balance in 1 year.
- 88  $6\frac{1}{2}$  Acres, \$1200 Terms, cash; balance in 1 year.
- 89 House and 7 1-5 Acres, \$2800 House good, 24x16;  $1\frac{1}{2}$  story. Good walled cellar. L 16x16. Good well.. Land all under cultivation; 75 Apple trees, 100 Peach, 100 Pear, 1 acre Grape Vines, 1 acre Blackberries,  $\frac{1}{2}$  acre Raspberries 1 acre Strawberries, some Cherry and Plum Trees.
- 90 House and Ten Acres, \$1050 House 16x20; Wing 6x12.  $2\frac{1}{4}$  acres cultivated; 2 acres cleared; 26 Pear trees, 12 Apple do, 50 Grape Vines, 1000 Strawberries. Terms, one-half cash; balance in 2 years.
- 91 House and Eight Acres, \$2500 House 14x16. 5 acres cleared;  $2\frac{1}{2}$  acres under cultivation; 160 fruit trees, 3500 Strawberries, 550 Blackberries, 425 Grapes, 200 Raspberries. Terms, cash.
- 2 Ten Acres, \$400  $2\frac{1}{2}$  acres cleared and grubbed. Terms to suit purchaser.

- 93 House and Six Acres, \$1600 House,  $1\frac{1}{2}$  story, 16x26, L 10x22. Small Barn. 200 fruit trees of different varieties in bearing;  $\frac{3}{4}$  acre Blackberries, 150 Grapes in bearing.
- 94 Small House and Ten Acres, \$1600 Small House and Barn. Land all improved. Terms, one-half cash; balance on bond and mortgage in 2 years.
- 95 House and Ten Acres, \$1600 House 12x20; Kitchen 12x12. Barn 12x12. 1000 Blackberries, 6000 Strawberries, Grapes and fruits. 5 acres under cultivation.
- 96 House and Ten Acres, \$1800 Two-story House, 20x30. Good well.  $\frac{1}{4}$  acre Strawberries, 50 Peach trees, 50 Pear do. Terms, cash.
- 97 House and Ten Acres, \$1600 House 16x20, with L,  $1\frac{1}{2}$  story; 3 rooms and pantry.  $5\frac{1}{2}$  acres cultivated; 100 Pear trees, 50 do., 50 Apple do., 10 Pear do, Cherry do; 800 Strawberries, 500 Grapes. Terms, one-half cash; balance in 1 year.
- 98 Nine Acres, \$900 Most has been under cultivation. Terms one-half cash; balance in 1 year.
- 99 House and Ten Acres, \$1500  
Or, \$1800 with Crops House 14x16,  $1\frac{1}{2}$  story. Barn and Hog-yard. 7 acres cleared;  $\frac{1}{2}$  acre timber, 50 fruit trees. Strawberries, &c.
- 100 House and Ten Acres, \$1100  $1\frac{1}{2}$  story House, 12x16. 3 acres cleared,  $1\frac{1}{2}$  acre stumped; 32 dwarf Pears, 400 Grape Vines—100 in bearing;  $\frac{1}{2}$  acre Strawberries, 1000 Raspberries, 350 Kittatinny do. Terms, cash.
- 101 House and Ten Acres, \$5390 Can be sold either in 1 lot, or in 2 lots of 5 acres each. The *South Lot* has House  $1\frac{1}{2}$  story, 16x22; L 18x16. Barn. 250 four-year old Grape Vines, 50 two-year old Apple trees 125 dwarf Pear do., 25 Peach do. (seven years old), 250 Raspberries, 300 Blackberries, dwarf Apples, and Cherries. Price, \$3200; terms to suit purchasers. *North Lot* has  $1\frac{1}{2}$



story House, 16x22; L 16x12. No Barn. Same amount of fruit as on South Lot. Price, \$2100. Also horses, wagons, harness, and farming implements, \$200 additional.

- 102 House and  
Ten Acres,  
\$1399 House 14x21, L 12x12. 385 Peach trees, 435 Pear do., 30 Apple do., 30 Plum; 2½ acres Strawberries, 2250 Raspberries. Terms, one-half cash; balance in 2 equal annual payments.
- 103 Ten Acres,  
\$1000 Terms, \$100 cash; balance on or before June 1, 1869.
- 104 Ten Acres,  
\$1500 8 acres cleared; 2 acres in fruit of all kinds. Terms, cash.
- 105 Ten Acres,  
\$400 5 acres sprouted and partly plowed; ½ acre Strawberries. Purchaser to build on land within 1 year from purchase.
- 106 House and  
6 1-5 Acres,  
\$3500 Good House, finished throughout. 5 acres improved; 1 acre Peach, Apple, and Pear, 1 acre Grapes, Strawberries, Blackberries, and Cherries; (Peach and Apple in bearing.) Terms, one-half cash. balance in 1 year.
- 107 House and  
7½ Acres,  
\$4500 House, and land under cultivation. Terms, one-half cash; balance in 1 year.
- 108 House and  
Ten Acres,  
\$800 House 26x16, L 10x14. 3¼ acres cleared. Terms, cash.
- 109 House and  
Ten Acres,  
\$800 House 16x20. 5 acres cleared. Terms, cash.
- 110 Ten Acres,  
\$1500 All in timber. Terms as may be agreed upon.
- 111 House and  
Ten Acres,  
\$1700 Small 1½ story House, 12x14, kitchen 10x12. 500 Grapes; 112 Pear, 25 Apple, 25 Peach and 6 Cherry trees, 500 Lawton Blackberries, 500 Raspberries. 6 acres cleared. Terms, one-half cash; balance in 2 years.

- 112 House and  
Ten Acres,  
\$2800 Two-story House, 14x24, 4 rooms. 500 Grapes  
2 years old; 30 Apple and 100 Peach trees, 400  
Blackberries, 600 Raspberries,  $\frac{3}{4}$  acre Strawberries.  
Terms, one-half cash; balance in 1 year.
- 113 House and  
Ten Acres,  
\$2800 House, 1 story, 22x30, 4 rooms.  $5\frac{1}{2}$  acres cleared.  
Peach, Cherry and Apple trees, Strawberries, Black-  
berries, and a few Raspberries. Terms, one-half  
cash; balance in 1 year.
- 114 House and  
7 33-100 Acres,  
Small House.  $6\frac{1}{4}$  acres cultivated; 1 acre Black-  
berries,  $\frac{3}{4}$  acre Strawberries, 30 bearing Apple and 30  
bearing Peach trees, 350 bearing Grapes. Good  
well. Terms, cash.
- 115 House and  
Ten Acres,  
\$1100 One-story House, 14x18.  $3\frac{1}{2}$  acres under cultiva-  
tion; 175 fruit trees of various kinds. Terms, \$800  
cash; balance in 1 year.
- 116  $7\frac{1}{2}$  Acres,  
\$187 50-100 Land slightly timbered. Terms, one-half cash;  
balance in 1 year.
- 117 Ten Acres,  
\$500 2 acres cultivated; 1000 Blackberries. Terms,  
one-half cash; balance in 1 year.
- 118 Ten Acres,  
\$950 Terms easy.
- 120 House and  
Ten Acres,  
\$1400 One-story House, 2 rooms. Hennerly. 3 acres  
stumped, about 5 acres cleared; 20 Pear trees.  
Muck bed of about 3 acres.
- 121 Ten Acres,  
\$259 Southern portion of a 20 acre farm. Shade trees  
set.
- 122 Seven Acres  
\$700 No House. 3 acres cleared and plowed twice; 50  
Apple, 50 Peach and 50 Pear Trees, 100 Grapes,  
some Strawberries.
- 123 House and  
Ten Acres,  
\$2600 Large 2 story House. 7 acres cleared; Pears, Ap-  
ples, Peaches, &c.
- 124 Nine Acres,  
\$1500 Terms, cash,

- 125 Seven Acres  
\$3500 Terms, \$2500 cash; balance in 2 annual payments.
- 126 House and  
Ten Acres,  
\$2600 Small House, 4 rooms. Good Barn. 5 acres cleared;  $\frac{3}{4}$  acre Strawberries. Terms, cash.
- 127 House and  
7 14-100 Acres,  
\$1300 One-story House, 12x16. Barn 12x16. 60 Apple, 10 Pear, 4 Cherry, 2 Plum, and 164 Peach Trees; 150 Grape Vines, 45 Gooseberry Bushes, 21 Currant, 2000 Strawberries.
- 128 House and  
Ten Acres,  
\$1300 House, 1 story, 19x15. 8 acres cleared; 6 under cultivation. Terms, cash.
- 129 Ten Acres,  
\$400 3 acres cleared. Stone quarry. Terms easy.
- 130 Small House  
and Six Acres,  
\$450 Small House.  $2\frac{1}{2}$  acres cleared and plowed. Terms, one-half cash; balance in 1 year.
- 131 House and  
Ten Acres,  
\$2200 House 20x14. 7 acres under cultivation; 200 fruit trees, Blackberries, Raspberries, Strawberries, Gooseberries, Currants. Terms, one-half cash; balance in 2 years.
- 132 House and  
Ten Acres,  
\$3000 House 20x25, 7 rooms; L 12x14. ~~7~~ 6 acres under cultivation; 100 fruit trees,  $\frac{3}{4}$  acre Blackberries, 500 Raspberries, 405 Grapes,  $1\frac{1}{4}$  acre Strawberries. Terms, \$1000 cash; balance in 1 and 2 years.
- 133 House and  
6 1-4 Acres,  
\$1800 One-story House, 3 rooms. Small Stable. 150 Pear, 50 Apple, 70 Peach and Plum Trees;  $\frac{1}{2}$  acre Strawberries. Terms. one-half cash; balance as may be agreed upon.
- 134 Ten Acres,  
\$1100 Terms easy.
- 135 House and  
Ten Acres,  
\$3200 One-story House, 20x24, kitchen 14x26.  $7\frac{1}{2}$  acres under cultivation; 2 acres Blackberries, 2 do. Raspberries, 1 do. Strawberries, 1 do. two-year old Grapes, 70 Pear and 50 Peach trees. Fine hemlock hedge in front. Terms, \$1000 cash; \$1000 April 1, 1870; balance in 2 years.

- 136 House and Ten Acres, \$3500 Terms, \$1000 cash; balance as may be agreed upon.
- 137 House and Ten Acres, \$3000  $1\frac{1}{2}$  story House. 16x22; L 12x14. 120 Apple, 120 Pear, and 75 Peach trees, 80 Grape Vines,  $\frac{1}{4}$  acre Strawberries. Terms, one-half cash; balance in 1 year.
- 138 Ten Acres, \$1200 7 acres cleared;  $2\frac{1}{2}$  acres Wheat and Rye, about 1 acre in Clover, 240 Grape Vines coming into bearing this year. Terms, \$500 cash; balance in 1 year.
- 139 7 18-100 A. \$900 All cleared and grubbed;  $\frac{1}{2}$  acre Strawberries, 3 acres under the plow. Terms, one-half cash; balance in 1 year.
- 140 Ten Acres, \$1200 Terms, one-half cash; balance in 1 year.
- 141 House and Ten Acres, \$5000 House  $1\frac{1}{2}$  story, large L and back kitchen. Good Barn.  $1\frac{1}{4}$  acre Strawberries,  $1\frac{1}{2}$  acre Blackberries,  $1\frac{1}{2}$  acre Raspberries, 550 Grape Vines, 300 Pear, 200 Apple and Peach trees, Cherries, Gooseberries, Currants, &c. Terms, \$2000 cash; balance by \$500 payments with interest.
- 142 House and Ten Acres, \$2200 House 14x20, L 12x16; 4 rooms; pantries, closets, &c. Barn 12x14. Good well. 7 acres cultivated; 300 Peach, 6 Pear, and 12 Cherry trees,  $\frac{1}{2}$  acre Strawberries,  $\frac{1}{2}$  do. Raspberries,  $\frac{1}{2}$  do. Blackberries, and  $\frac{1}{2}$  do. Grape Vines. Terms, one-half cash; balance in 1 and 2 years.
- 143 Small House and Ten Acres, \$1000 1 acre Strawberries, 300 Peach trees, 300 Grape cuttings;  $3\frac{1}{2}$  acres improved. Terms, cash.
- 145 Ten Acres, \$1500 Terms, one-third cash; balance in 3 years.
- 146 House and 7 1-2 Acres, \$1800  $1\frac{1}{2}$  story House, 22x24. 3 acres under cultivation; 20 Grape Vines, 30 Apple, 18 Pear, and 20 Peach trees. Terms, \$1000 cash; balance in 1 year.



147 House and  
Ten Acres,  
\$3500

House 20x14, with L of same dimensions. Barn 18x16. 6½ acres cultivated; 1 acre Blackberries, ¾ acre Grapes, some strawberries, 100 Peach, 107 Pear, and 30 Apple trees, some Cherry and Apricot trees, Gooseberries and Currants.

148 House and  
5 48-100 Acres,  
\$4750

1½ story House, 20x38; large cellar. Barn 20x24, with basement cemented. 50 Pear, 150 Peach, and 100 Apple trees; 350 Grapes in bearing; 1 acre Blackberries, ½ acre Raspberries, ½ acre Strawberries. Terms, cash.

149 House and  
Ten Acres,  
\$7500

House 20x30. Barn 16x22. 300 Pear trees, 900 Grapes in bearing, some Apple and Peach trees, 5000 Strawberries; about 8 acres cleared. Terms, one-third cash; balance to suit purchaser.

150 House and  
7 1-2 Acres,  
\$1750

Small 1½ story House, 14x20; 3 rooms. 100 Pear and 20 Peach trees, 16 Grape Vines, a few Blackberries. Terms, one-half cash; balance in 6 months.

150 (a) House  
and Ten Acres,  
\$500

Small House, 10x12. 7 acres cleared; 1½ acre under cultivation. Quite a variety of Apple, Peach, Plum and Cherry trees, Raspberries, Blackberries, and Strawberries. Terms, \$350 cash; balance in 1 and 2 years.

150 (b) House  
and 8 63-100  
Acres, \$3000

Good House. Land half cleared and stumped; 400 Grape Vines, 100 Peach trees, 7000 Strawberries. Fine lawn, shrubbery, and ornamental grounds. Terms, cash.

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## TEN TO TWENTY ACRES.

151 House and  
Fifteen Acres,  
\$3800

Two-story House, 16x30, 4 rooms. 6 acres under cultivation. Terms, cash.

- 152 House and  
Twenty Acres,  
\$2250 Main House 16x24. Back 16x22. Barn 12x18.  
Good well. 7 acres under the plow. About 500 fruit  
trees of different variety. Terms, cash.
- 153 House and  
11 5-100 Acres,  
\$4700 House 24x30, 2 stories. 5 acres cleared; 6 acres in  
good timber; 500 Pear, 50 Apple, and 100 Peach  
trees, 100 Grapes. Good well.
- 154 House and  
Twenty Acres,  
\$4000 House 1½ story, 12x18; Wing 12x24; 4 rooms be-  
low. 10 acres improved; 4 acres in Clover; 60 Ap-  
ple trees in bearing, 50 other Apple,  $\frac{3}{4}$  acre Blackber-  
ries in bearing, 1¼ acre Strawberries; 100 Pear and  
100 Peach trees; ½ acre Raspberries. Terms, \$1500  
cash; balance as may be agreed upon.
- 155 House and  
Twenty Acres,  
\$950 House well built and finished, 18x14. 3 acres  
cleared; 8 set to Clover. Terms as may be agreed  
upon.
- 156 Small House  
and Twenty  
Acres, \$4000 Brickyard, &c. Terms, one-half cash; balance in  
1 and 2 years.
- 157 12 1-2 Acres  
\$812 50-100 Land well timbered. Terms, one-half cash; bal-  
ance in 1 year.
- 158 Twenty  
Acres, \$1600 Terms, cash.
- 159 Twenty  
Acres, \$850 Unimproved. Terms, one-half cash; balance in 1  
year.
- 160 House and  
Sixteen Acres,  
\$2000 1½ story House, 13x16.  $\frac{3}{4}$  acre Strawberries,  $\frac{1}{4}$   
acre Blackberries, 25 Apple and 60 Peach trees, 1  
acre Raspberries; 5 acres under cultivation. Terms,  
one-half cash; balance in 1 year.
- 161 Buildings  
and Twelve  
Acres, \$1300 Barn 14x20 feet. Good well. 7 acres grubbed and  
plowed; 5 acres timber; 130 Peach trees, 500  
Blackberries, 2000 Strawberries. Terms, cash.

- 162 House and  
Twenty Acres,  
\$2000      House 13x20, 12 feet posts, frame filled with brick.  
6 acres grubbed and well cultivated; 700 fruit trees,  
dwarf and standard; Pear, Apple and Cherry trees, 30  
Grapes, 2 and 3 years old; 5000 Strawberries, 800  
Blackberries, a few Plum, Quince and Gooseberries.
- ☞ Two additions building; one of American  
building-block. 1500 Grape Vines set. 60 rods  
Arbor Vitæ hedge. Terms, \$1000 cash; balance to  
suit purchaser.
- 163 House and  
Fifteen Acres,  
\$1200      1½ story House, 3 rooms. Hennerly. Good well.  
6 acres cultivated; 40 Pear, 20 Apple, some Cherry  
and some Peach trees; ½ acre Blackberries, ½ acre  
Raspberries, ¼ acre Strawberries. Terms, one-half  
cash; balance in 1 year.
- 164 House and  
Twenty Acres,  
\$3000      House 18x28. 6 acres under cultivation; 3 acres  
grubbed; ½ acre Strawberries, 500 Raspberries, 500  
Blackberries, 50 Peach and 100 dwarf Pear trees,  
500 Prapes, 27 Apple trees. Terms easy.
- 165 House and  
Fifteen Acres,  
\$3000      House 14x18. 12 acres under cultivation. Old  
Apple Orchard. 1½ acres Strawberries, 1½ acres  
Blackberries, 100 Peach trees, 100 Grape Vines.  
Terms easy. (Or may be sold in 5 and 10 acre lots)
- 166 16 94-100  
Acres, \$1000      Nearly 8 acres partially grubbed; 2 acres cleared  
and cultivated. A splendid chance. Terms accom-  
modating.
- 167 House and  
Twenty Acres,  
\$6500      House 22x30, 7 rooms. Barn 20x30. Hennerly  
10x20. Smoke-house 12x12. 2 acres Peaches, 2 acres  
Apples, 2 acres Strawberries, 2 acres Blackberries,  
1 acre Raspberries, 200 Pear trees, 300 Concord  
Grape Vines in bearing, 3 acres Wheat, 3 acres Grass,  
50 Cherry trees, some Quinces, Currants, and Goose-  
berries. Land all cleared except ¼ acre. Terms,  
\$4000 cash; balance in 1, 2 and 3 years.
- 168 15 71-100  
Acres, \$2000      9 acres improved. 70 Pear and 12 Peach trees, 500  
Grape Vines, Strawberries, Raspberries, ¼ acre Black-  
berries. Terms, cash.

169 House and  
12 1-6 Acres,  
\$14,000

Elegant homestead. Model cultivation. A rare opportunity. Terms, \$5000 cash; balance to suit purchaser.

170 House and  
Twenty Acres,  
\$2500

Concrete House, 16x30. Barn 20x30. 2 good wells.  $\frac{1}{2}$  acre Blackberries, 112 Grape Vines, 80 Currants, about 50 Apple, Pear and Peach trees, Gooseberries, Raspberries, and Strawberries— $\frac{1}{2}$  acre Strawberries; between 2 and 3 acres stumped. Terms, \$2000 cash; balance as may be agreed upon.

171 House and  
14 1-4 Acres,  
\$3500

House 16x16; L 8x13; 5 rooms.  $\frac{3}{4}$  acre seeded;  $8\frac{1}{2}$  acres under cultivation. 500 Grapes, 85 Pear and 40 Apple trees; 1 acre Strawberries, 1800 Blackberries, 1600 Raspberries, 125 Peach trees. Terms, cash.

172 House and  
Twenty Acres,  
\$3000

House 18x20; L 12x24. 10 acres under cultivation; 25 Apple, 100 Peach, and 75 Pear trees;  $\frac{1}{4}$  acre Strawberries, 1 acre in Grass, some Blackberries. Terms, \$1000 cash; balance on easy terms as may be agreed upon.

173 House and  
15 5-100 Acres,  
(Nurseries)  
\$15,000

Thousands of Apple; Pear, Peach, Plum, Cherry, Apricot, Nectarine and Currant trees; acres of Blackberries, Raspberries, and Strawberries; a splendid vineyard: a superb place. Terms as per agreement.

174 Twenty  
Acres, \$1250

5 acres cleared and grubbed; 30 fruit trees. Terms, cash.

175 House and  
Twenty Acres,  
\$4200

$1\frac{1}{2}$  story House, 7 rooms. Small Barn. 200 Grapes, 500 Raspberries, 1000 Blackberries, 75 Pear, 25 Apple, and 50 Peach trees. Terms, one-half cash; balance in 1 year.

176 House and  
Fifteen Acres,  
\$1200

House 21x14. Good well. 4 acres under cultivation; 1 acre Strawberries, 1 acre Blackberries. Terms, one-half cash; balance in 1, 2 and 3 years.



177 House and  
Fifteen Acres,  
\$3000

1½ story House, 18x32; 2 rooms, hall and closet below; unfinished above. 5 acres cultivated; 4 acres in Crops; 100 standard Apple, 50 dwarf Pear, and 20 standard Pear trees; ½ acre Strawberries, ½ acre Raspberries, ½ acre Blackberries, 200 Grape Vines, some Peach and Cherry trees. (5 acres off west line of above offered at \$100 per acre.) Terms, one-half cash; balance as may be agreed upon.

178 Twenty  
Acres, \$1300;  
or in Two Lots  
of Ten Acres  
each.

4 acres cleared; over 1 acre in Grass, over 1 acre in Rye; 100 Pear trees, dwarf and standard; some Peach and Cherry trees; shade trees being fruit trees. Or may be sold as follows—Eastern 10 acres, \$700; Western, \$600. Terms, one-cash; balance in 1 and 2 years.

179 House and  
Fifteen Acres,  
\$1200

1½ story House, 5 rooms, with pantry, closets and cellar. Hennerly. About 3 acres cultivated; between 6 and 7 acres cleared; ¾ acre Strawberries, some Peach, Pear, and Apple trees, a few Blackberries and Grape Vines; some acres of timber. Muck bed attached. Terms, one-half cash; balance in 1 and 2 years.

180 House and  
Twenty Acres,  
\$4000

House 12x22, addition 8x12, all thoroughly finished, 64 Apple, 64 standard Pear, 10 dwarf Pear, and 10 Cherry trees; ½ acre Grapery, 1 acre Strawberries, 1 acre Raspberries, 1 acre Blackberries; a large bed of Asparagus. Barn 17x24. The whole farm under cultivation.

181 House and  
Fifteen Acres,  
\$800

House 12x20. 3 acres cleared. Terms, cash.

182 Seventeen  
Acres, \$3000

Terms, \$2000 cash; balance in 3 years.

183 Two Houses  
and Nineteen  
Acres, \$4000

Two small houses. Stable. 16½ acres under cultivation; about 900 Grape Vines in bearing; a few Peach, Pear, and Apple trees; 4 acres in winter Rye. Terms, one-half cash; balance in 1 and 2 years.

184 House and  
Twenty Acres,  
\$1800

1½ story House, 4 rooms. 12 acres under cultivation; 6 acres stumped. Stone Quarry. Plenty of muck. Cranberry meadow.

185 House and  
Twenty Acres,  
\$2000

One-story House, 16x20, L 12x12. Good well. 10½ acres cleared; 8 under cultivation; 4½ acres limed; 69 Peach trees, 2 and 3 years old; 42 dwarf Pears, same age, 10 standard Apple and 8 dwarf Apple trees, 355 Grape Vines—65 set 2 years; ⅔ acre Strawberries—second year of bearing; 1 acre seeded to Clover. Terms, one-half cash; balance in 2 years.

186 House and  
Twenty Acres,  
\$6200

Two-story House, 26x26; 7 rooms. Barn 18x20. Hennery. Good well. Land all cleared. 17½ acres under cultivation; 2 acres in Clover, 2 acres in Rye; 150 fruit trees—Peaches, Apples, Plums and Cherries; 2600 Grapes, 2½ acres Strawberries, 2 acres Blackberries.

187 House and  
Twelve Acres,  
\$1500

House 12x14, L 10x12; back kitchen 8x12. Good cellar. Small barn. Good well. Between 8 and 9 acres cultivated; over 50 Apple, 30 Peach, and 25 Pear trees; ¼ acre Grape Vines, ⅔ acre Raspberries, ¼ acre Blackberries, ¼ acre Strawberries, about 700 Grape Cuttings. Terms, \$600; balance in 1 and 2 years.

188 House and  
Nineteen Acres  
\$7500

Large 1½ story House. Barn. 7 acres improved. 200 fruit trees. Terms, one-half cash; balance on bond and mortgage.

189 House and  
Twenty Acres,  
\$1690

1½ story House, 14x18; 2 rooms. 38 Apple and 48 Pear trees; 500 Raspberries, 1000 Blackberries, 2000 Strawberries; 3 acres cleared. Terms, cash.

190 House and  
13 1-2 Acres,  
\$5000

Good thorough-built House of 2 stories; 4 rooms, pantry, and 3 closets on first floor; 4 rooms and 6 closets upstairs. Cellar all under the house. Good well, bricked to the top. Pump. Woodhouse. 1000 two-year old Grape Vines, 1000 Blackberries coming into bearing; some Doollittle, Blackrap, and Thornless Raspberries; 103 Apple, 100 Peach and 29 Pear

trees; large number of Strawberries of the leading varieties.  $11\frac{1}{2}$  acres under cultivation; nearly 4 acres stumped, 3 acres seeded to Clover. Terms, \$2600 cash; balance in 3 equal annual payments, with interest.

191 House and  
Twenty Acres,  
\$2700

$1\frac{1}{2}$  story House,  $16 \times 26$ ; 4 rooms below and 1 above. Fullsized cellar. Barn  $14 \times 24$ . Hennyery. Good well. 14 acres cultivated. 125 Peach and 45 dwarf Pear trees;  $\frac{1}{2}$  acre Blackberries, 1 acre Strawberries, 100 Grape Vines. Terms, \$1000 cash; balance to suit purchaser.

192 House and  
Twenty Acres,  
\$1900

House  $16 \times 17$ , 2 rooms. 3000 Blackberries, 3000 Raspberries,  $\frac{1}{2}$  acre Strawberries, 1000 Grape-vines, 150 Peach and 75 Apple (shade) trees. Terms, \$500 cash; balance in annual instalments of \$500, \$500, and \$400, with interest payable annually.

193 Fifteen Acres  
\$3500

11 acres improved. Terms, \$1900 cash; balance in 6 years.

194 House and  
11 47-100 Acres  
\$5000

$1\frac{1}{2}$  story House,  $22 \times 14$ ; Extension  $11 \times 22$ ; 5 rooms.  $1\frac{1}{2}$  story Barn,  $24 \times 24$ .  $10\frac{1}{2}$  acres cleared and under improvement. 496 dwarf Pear, 60 standard Pear, 156 Peach, 81 standard Apple, 8 dwarf Apple, 30 Cherry, 4 Plum and 6 Apricot trees; 900 Grape-vines, 150 Currant and 25 Gooseberry bushes, 2 acres Strawberries, 1 acre Lawton Blackberries, 100 early Wilson Blackberries, 75 Philadelphia Raspberries. Small stream. Good muck bed. Terms, one-half cash; balance in 1 year.

195 House and  
19 7-10 Acres,  
\$2800

$1\frac{1}{2}$  story House,  $16 \times 20$ ; 4 rooms. 10 acres cleared, 8 stumped. Heavy growth of wood. 400 two-year old Grape-vines, 50 Pear and 12 Apple trees. Terms, one-half cash; balance in 1 and 2 years.

196 House and  
12 7-8 Acres,  
\$7000

2 story House. 500 Pear trees, 400 Grape-vines, Strawberries, Blackberries, Nursery stock. Terms, \$3000 cash; balance in 1 and 2 years.

197 House and  
13 64-100 Acres  
\$1700

Land well cultivated. Terms, cash.

198 House and  
17 1-2 Acres,  
\$5000.

1½ story House, 7 good-sized rooms. Good cellar. Barn 20x20, with cellar under. Hennerly 12x14. Good well. 10 acres cultivated. 300 Pear trees, mostly dwarf, fourth year, good varieties; ½ acre Grape-vines, four years old, 1 acre Lawton Blackberries, three years old; Apple and Peach trees, Gooseberry bushes.

199 House and  
Twenty Acres,  
\$2000

Terms, one-half cash; balance in 1 and 2 years.

200 House and  
Twenty Acres,  
\$3500

Two-story House, 7 rooms. Excellent cellar and well. Hennerly. 15 acres cultivated. 400 Peach, 150 Apple and 100 Pear trees, Quince and Cherry trees, Currant bushes, some Grape-vines and Gooseberries.

201 House and  
Eighteen Acres  
\$1000

Small House, 12 feet square. 3 acres improved ¼ acre Strawberries, ½ acre Blackberries, 30 Apple and a few Peach trees; shade trees set, and roadside seeded to grass. Terms, cash.

202 House and  
Fifteen Acres,  
\$2000

1½ story House, 24x16; Wing 12x16. 6 acres cleared and cultivated. 2 acres fruit trees, comprising Apple, Pear and Peach, standard and dwarf; 1 acre strawberries, 1 acre Lawton Blackberries, 400 Grape-vines; Currants, Gooseberries, Cherries, &c. Terms, one-half cash; balance in 1 year.

203 House and  
Thirteen Acres  
\$1400

House 22x14, 1 story; 3 rooms and cellar. 4½ acres cultivated. 900 Pear, 120 Peach, 50 Apple and 6 Cherry trees, 120 Currant; ½ acre Strawberries. Terms, cash.

204 House and  
Fifteen Acres,  
\$2200

Two-story House, 16x24; L 12x14. Barn 14x16. 3 acres thoroughly stumped and improved; 30 Peach trees; ¼ acre Raspberries, ½ acre Blackberries. Terms, \$2200 cash; or \$2500, \$1500 cash; balance as may be agreed upon.

205 House and  
Twenty Acres,  
\$3000

1½ story House, 14x18, all finished. Barn 16x20. 75 Apple trees. 10 acres cleared. Terms, one-half cash; balance in 1 year.



- 206 House and 11 1-3 Acres, \$1250 House 16x20. 3½ acres improved; 1 acre Strawberries, 300 Peach trees, 300 Grape cuttings. Terms, cash.
- 207 Fourteen Acres, \$2000 Terms, one-half cash; balance in 1 year.
- 208 House and Twenty Acres, \$2600 House 18x24. Barn. Chicken-house. 45 Grapes, 45 Blackberries, ¼ acre Strawberries, 34 Peach, 8 Cherry, 20 Apple, and 100 dwarf Pear trees; 8 acres cleared, 8 acres plowed. Terms, one-third cash; balance in 1 and 2 years.
- 209 Sixteen Acres \$1600 Barn 14x16. 14 acres ("old land") under full cultivation. 2 acres Hop-yard, with poles; 2 acres Winter Wheat; about ½ acre vineyard; Strawberries, Blackberries, and Raspberries. An excellent building location, one-half mile from a station. Terms, as may be agreed upon.
- 210 House and 17 3-10 Acres, \$2500 House contains 5 rooms. Small barn. 8 acres under cultivation. Location very good. Soil loamy—well adapted to fruit. Terms, cash.
- 211 House and Fifteen Acres, \$1500 House 16x18, L 10x18; 4 rooms, pantry and closets. Good well bricked up. 4 acres cultivated. 12 large bearing Apple and 50 Peach trees, 250 black-cap Raspberries, 50 Philadelphia Raspberries. Terms, one-half cash; balance in 1 and 2 years.
- 212 House and Twenty Acres, \$2500 One-story House, 16x24; back-kitchen 12x14; 5 rooms. Framewood-shed, with chamber. Log barn 14x20. Hennery. Good well. 7 acres cultivated. 100 dwarf Pear, 10 standard Pear, 70 Peach, 55 Apple and 10 Cherry trees; ½ acre Raspberries, 80 Grape-vines, mostly in bearing. Terms, \$1500 cash; balance in 1 and 2 years.

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### ABOVE TWENTY ACRES.

- 213 House and Twenty-Five Acres, \$1500 Two-story House, 26x26; 9 rooms. 18 acres cleared. 100 Pear and 127 Sugar Maple trees; 1000 Grape-vines, 500 Blackberries, 600 Raspberries; 1½ acre Wheat.

- 214 House and  
Thirty-Nine  
Acres, \$14,000  
Or, in Lots      Fine residence. Terms convenient. May be sold  
in Lots, as follows: 1.—6 acres, \$8500. 2.—4 acres,  
\$1500. 3.—10 acres, \$3000. 4.—6 acres, \$400.  
5.—13 acres, \$1300.
- 215 House and  
Forty Acres,  
\$4500      Small House and Barn. 16 acres cleared. 90  
Peach trees, four years old; 50 Apple, 75 standard  
Pear, Plum, Quince and Cherry trees; 500 Blackber-  
ries. Terms, as may be agreed upon.
- 216 House and  
Forty Acres,  
\$4000      1½ story House, 14x16, with L. 12 acres cleared;  
100 Apple and 50 Peach trees, 1 acre Blackberries,  $\frac{3}{4}$   
acre Strawberries, 100 Grapes; 25 acres fine timber.  
Terms, one-half cash; balance in 2 years.
- 217 House and  
20 3-4 Acres,  
\$2400      Terms, cash.
- 218 House and  
Fifty-nine 40-  
100 Acres,  
\$6500      2 story House, 8 rooms. Stone cellar. Main Build-  
ing 30x15½, Extension 12½x12½, all plastered and  
painted throughout. Barn 18½x15½. Hennerly. 12  
acres under good cultivation; 2 acres Clover, 7 acres  
truck; 40 Apple trees, 3 years old; 6 Pear and 9  
Peach trees, 2 acres Strawberries, 1 acre Blackberries,  
200 Grapes. Terms, as may be agreed upon.
- 219 House and  
29 1-10 Acres,  
\$1018 50-100      Terms easy.
- 220 House and  
Forty Acres,  
\$5000      House 18x24, 3 rooms. Good well. About 15  
acres cleared. 6000 Pear trees, 250 Grapes, to bear  
this season; some Apple and Peach trees, Strawber-  
ries. Terms, one-half cash; balance in 1 and 2  
years.
- 221 House and  
Thirty-Five  
Acres, \$3200      House 16x12, L 10x12. Woodshed. Small stable.  
8 acres cultivated, 11 cleared,  $\frac{3}{4}$  acre Strawberries, 2  
acres Blackberries,  $\frac{3}{4}$  acre Raspberries,  $\frac{1}{2}$  acre Grapes,  
15 Peach trees, 25 standard Apple, 8 dwarf Pear and  
Apple, 3 Plum. Terms, one-half cash; balance in 1  
year.

222 Fifty Acres.  
\$25 per Acre

A rare chance. Property situated on Landis Avenue.

223 35 77-100  
Acres, \$6500

22½ acres cleared and subsoiled, the rest in wood. 1100 standard Pear trees (comprising 400 Bartlett's, 200 D'Angou, 50 Sickle, 200 Lawrence, 200 Shelden, 25 Clapp's favorite, and 25 Howell); 500 dwarf Pear (comprising 100 Duchess, 250 Louise Bon, 100 Vicar of Oakfield, 50 of other varieties); 1000 Concord Grapes, 1000 Ives' seedling do., 100 early and late Crawford Peaches, 100 dwarf Apples (varieties); 25 Apricots, 25 Nectarines, 25 Plum, 17 Quince. Terms, one-third cash; balance in annual payments, with interest.

224 House and  
21 35-100 Acres  
\$12,000

House 16x22. Land all ready for cultivation. 3000 Grape-vines, 1000 Pear, 100 Quince, 50 Plum and Cherry; 1½ acre Blackberry and Strawberry. Terms as may be agreed upon.

225 Twenty-  
Five Acres,  
\$2500

Small House. 250 Pear trees, Blackberries, Raspberries, Strawberries. 9 acres cleared. Terms to suit.

226 House and  
Thirty Acres,  
\$3700

1½ story, House, 22x24; upper part unfinished. 14 acres cleared. 100 Peach, 50 Apple, 15 Pear, and 12 Quince trees, 700 Blackberry, 700 Grape-vines. Terms, cash.

227 House and  
Thirty-Four  
Acres, \$3500

1½ story House, 22x28. 15 acres improved. Some good muck land; 2 acres Grapes; 300 fruit trees, Apple, Peach, and Pear; ½ acre Blackberries and Raspberries, ½ acre Strawberries. Terms, \$1000 cash; balance on easy terms.

228 House and  
Forty Acres,  
\$4500

Good House. Land partially improved.

229 House and  
31 1-2 Acres,  
\$3000  
(Or, Ten Acres of  
same, \$1150)

House 12x16. 22 acres under cultivation, 8 acres in good timber. Terms, one-third cash; balance in 2 equal annual payments.

- 230 Thirty Acres \$1400  
(Or, Ten of same, \$300) Terms as may be agreed upon.
- 231 Thirty-Five Acres, \$39 per Acre Front cleared. Terms, one-half cash; balance as may be agreed upon.
- 232 Sixty Acres, \$3500 Or may be sold in 2 Lots; 40 acres for \$1500, and 20 (best improved) for \$2000. Terms, one-half cash; balance to suit purchasers.
- 233 House and 20 1-5 Acres, \$1000 House 18x28, 1½ story, with buttery attached. Well in kitchen. Good wagon-house 13x22, with stabling attached, 10x18. Land all cleared; all but 1 acre plowed; will all be under cultivation this season; 3¼ acres in Wheat, 3½ do. in Grass, 1 do. in Blackberries, 1 do. in Raspberries, 1¼ do. in Strawberries, 475 Concord Vines in bearing, 30 Vines of other varieties, over 100 dwarf Pear, 6 standard do.; 24 Apple, 450 Peach from 1 to 3 years old; 75 Currants, some Plum and Cherry trees; hedge in front and around house-yard; yard seeded to lawn grass, and stocked with evergreen and other trees. 1 acre could be made into a cranberry-bed or meadow. Terms, one-half cash; balance in 5 annual payments.
- 234 House and Twenty-Five Acres, \$7000 House 18x22, with back kitchen 12x14. Barn 20x30. 1200 Peach and 200 Pear trees, 200 Grape-vines, 1¼ acre Strawberry, Blackberry and Raspberry plants, ½ acre Asparagus, 45 Apple trees; 3 acres in Clover; 18 acres improved. Terms, \$6000 cash; balance as may be agreed upon.
- 235 House and 31 65-100 Acres \$14,000 House, main part 24x26; Wing 12x20; 4 rooms; summer kitchen; pantry, closets, halls, and entry below; 4 rooms, hall, and closets above. Excellent well. Wood-house. Sweet potato preserving rooms, sufficient for about 500 bushels. 450 Pear tree, standard and dwarf, mostly of 2 years growth; 125 Apple, 2 years growth; 200 Peach, all bearing finely; 4000 Blackberries and Raspberries of the choicest varieties, 1 acre Strawberries in bearing, 1000 Grape-



vines of 2 years growth, about 2000 do from cuttings, mostly of same growth; a few Plum, Cherry, Mulberry and Quince trees, also Currant and Gooseberry bushes. Hot-beds with glass, sufficient for propagating 50,000 sweet potato plants. Terms, one-half cash; balance as may be agreed upon.

236 House and  
25 65-100 Acres  
\$3000

1½ story House, 16x21; Wing 10x21. Small barn 14x22. 75 Apple, 40 Pear, and 10 Peach trees, 375 Grape-vines, 1 acre Raspberries, 2 acres Blackberries; 12 acres cleared and plowed. Terms, \$1000 cash; balance in 1 and 2 years.

237 House and  
Twenty-Five  
Acres, \$3500

House 20x28. Barn 16x22. 5 acres under cultivation. 100 Peach, 60 Apple, and 16 Pear trees; 1 acre Grapes, 1 acre Strawberries, ½ acre Blackberries. Terms, one-half cash; balance as may be agreed upon.

238 Fifty Acres  
\$2000  
(Or, in Two Lots,  
\$1000 each)

Terms, one-half cash; balance in 3 years.

239 House and  
63 3-4 Acres,  
\$10,000

House 24x28. Barn 14x24. 16 acres cleared; 13 acres under cultivation. 1 acre Grapes, 1 acre Peach, 3 acres Raspberries and Blackberries, ½ acre Strawberries. Terms, \$7500 cash; balance in 1 and 2 years.

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## MI SCELLANEOUS.

241 Clark Farm,  
(Portion).  
\$1098.75. \$75  
per Acre.  
Buildings,  
\$600

Buildings \$600, with 6 65-100 acres improved, (at \$75 per acre)—\$498.75. Terms, one-half cash; balance by half-yearly payments in 3 years, with interest payable semi-annually.

242 Clark Farm.  
(Portion.)  
\$721.25. \$50  
per Acre, for  
improved, and  
\$25 do. for un-  
improved sec-  
tion.

About 20 acres; 8 85-100 acres improved, (at \$50 per acre)- \$721.25. Terms, one-half cash; balance by half-yearly payments in 3 years, with interest payable semi-annually.

243 Clark Farm.  
(Portion.) \$25,  
\$30, and \$75  
per Acre

Improved lands at \$75 per acre.

Virgin lands at \$25 and \$30 per acre. Terms, one-half cash; balance by yearly payments in 2 years, with interest payable semi-annually.

244 Two Ten  
Acre Lots, 20  
Acres, at \$75—  
\$1500

5 acres plowed on each lot; \$75 per acre. Terms, one-third cash; balance by half-yearly payments in 3 years, with interest payable half-yearly.

245 Two Ten  
Acre Lots, 25  
Acres, at \$75—  
\$1500

5 acres plowed on each lot; \$75 per acre. Terms, one-third cash; balance by half-yearly payments in 3 years, with interest payable half-yearly.

246 17 Acres.  
7.40 Acres at  
\$75 per Acre—  
\$555.00. 9.82  
Acres at \$40  
per Acre—  
\$392.00.—  
\$947.50

7 40-100 acres improved, at \$75 per acre; balance at \$40. Terms, one-fourth cash; balance by half-yearly payments in 4 years, with interest payable half-yearly.

247 Comer  
Farm, \$1490.75

18 85-100 acres—

1 acre unimproved, - - - - \$27.00

5 acres improved, without crops, - - 500.00

12.85 acres improved, without crops, - 963.75

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\$1490.75

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Terms, one-fourth cash; balance by half-yearly payments in 4 years, with interest payable half-yearly.

248 About Fif-  
teen Acres;  
at \$50 per Acre

Terms, one-fourth cash; balance by half-yearly payments in 4 years, with interest payable half-yearly.

249 House and  
Farm of 469-10  
Acres, \$2100

House and Barn. 21 acres improved; 5 acres in Rye; timber included; crops reserved. Terms, one-half cash; balance by yearly payments in 2 years, with interest payable half-yearly.

250 Thirty-one  
feet fronting  
Landis Avenue,  
150 feet back—  
4650 sq ft, one  
block from  
station, \$1033-  
33-100

Part of "Hotel Block," one of the most desirable building sites, for stores, &c., on Landis ave. Terms, one-half cash; balance in 1 year, with interest.

251 Ten Acres,  
\$330

Improvements of some value; \$35 per acre; the 10 acres with improvements, \$360. Terms, one-third cash, balance by half-yearly payments in 3 years, with interest payable half-yearly.

252 Improved  
land, \$60 per  
Acre

Terms, one-half cash; balance in 1 and 2 years, interest half-yearly.

253 House, \$100  
Improved land,  
\$75 per Acre.  
Virgin land,  
\$25 per Acre

Terms, one-half cash; balance in 1 year, interest half-yearly.

## FOREST GROVE PROPERTY.

NUMBER AS PER MAP.

254 No 1—\$570

1-5 acre. 1½ story House, 3 rooms. Lot fenced, and land improved. Terms, one-half cash; balance in 1 year with interest.

255 No 3 \$205

3-10 acre. Small House, 2 rooms. Lot fenced, land improved. Same terms as No. 1.

256 No 4—\$240

1-5 acre. Small House, 2 rooms. Lot fenced and improved. Same terms.

- 257 No 7—\$1400 10½ acres. Two-story House, 4 rooms. Barn. Land improved. Same terms.
- 258 No 8—\$425 4 acres. 1½ story House. Same terms.
- 259 No 9—\$640 6 4-10 acres, \$100 per acre. Same terms.
- 260 No 10—\$286 1 4-19 acres. Small House. Same terms.
- 261 No 11—\$450 1 acre. Small House. Same terms.
- 262 No 12—\$545 1 45-100 acre. Small 1½ story House. Barn. Same terms.
- 263 No 14—\$505 1 3-10 acre. Small 1½ story House. Same terms.
- 264 Five Acres, near North Vineland station, \$500 Terms, half cash; balance in 1 year, with interest.
- 265 Twenty Acres, \$575 Terms, one-fourth cash; balance in half-yearly payments in 4 years, with interest payable semi-annually.
- 266 Five Acres, \$800 Terms, cash.
- 267 Fifty Acres, \$25 per Acre, \$750 Terms, one-fourth cash; balance by half-yearly payments in 4 years, with interest payable semi-annually.
- 268 Thirty-one and 2-3 Acres, near North Vineland station, \$75 per Acre—\$2375 Terms same as above.
- 269 Twenty-five Acres, \$75 per Acre—\$1875 Terms same as above.



- 270 Land at \$75 per Acre Terms same as above,
- 271 Sixty Acres, \$40 per Acre—2400 Terms same as above.
- 272 One Acre, \$400 Terms, half cash; balance in 1 year, with interest.
- 273 Five Acres, \$50 per Acre, \$250 Terms same as above.
- 274 Twenty Acres, \$35 per Acre, \$700 Terms, one-fourth cash; balance by half-yearly payments in 4 years, with interest payable semi-annually.
- 275 Twenty-five Acres, \$35 per Acre—\$875 Terms same as above.
- 276 One Hundred Acres, \$75 per Acre—\$7500 Terms, same as above.
- 277 Ten Acres, \$50 per Acre—\$500 Terms, one-fourth cash; balance by half-yearly payments in 3 years, with interest payable semi-annually.
- 278 Eight and 1-2 Acres, \$307 Terms, one-third cash; balance by half-yearly payments in 3 years, with interest payable semi-annually.
- 279 Sixteen Acres, \$30 per Acre, (excepting muck land) —\$480 Terms same as above.
- 280 Ten Acres, \$25 per Acre—\$250 Improvements, \$55—\$300 Terms, \$138 cash; balance by half-yearly payments in 3 years, with interest payable semi-annually.
- 281 Ten Acres, \$20 per Acre—\$200 Terms same as above.
- 
- 282 A Large Stone Building (Grist Mill,) with Engine <sup>44</sup>Doing a large business. Within a short distance from the Station. Building substantial, thick-walled, and well constructed. Main part 42x42, with Boiler

House 42x14, chimney stack, and outer stairway. Engine of fifty-horse power. Terms, one-half cash; balance on easy terms.

283 Foundry

A large business can be done just by the above. Building 60 2-10x50 2-10 ft., on lot 111x136 ft. A rare chance.

# APPENDIX.

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- 1 House and  
2 Town Lots,  
\$3000

1½ story House, 14x28; L 12x24. Good well, with large pump. Lots all set with choice varieties of fruit trees; 30 Pear, 4 Apple, 6 Cherry, and 50 Peach trees, 75 Gooseberries, 25 Currants, 60 Raspberries, some Blackberries, 20 Grape-vines (with arbor), Strawberries; Flower Gardens. Lots all fenced in. Terms, one-half cash; balance as may be agreed upon.
  
- 2 Six Acres,  
\$1500

3 acres cleared, stumped, plowed, &c. Cellar walled. Terms, cash.
  
- 3 House and  
7 80-100 Acres,  
\$1000

Small House of 2 rooms. About 4 acres cultivated, remainder cleared. 36 Pear, 40 Apple, and 8 Peach trees. Terms, cash.
  
- 4 House and  
Ten Acres,  
\$6000

1½ story House, 14x20; with back kitchen, 5 rooms. Barn 20x24, and painted. Good well—stoned up. All the land under cultivation. 3 acres Blackberries, in full bearing; ¾ acre Doolittle black-cap Raspberries, in bearing; ¼ acre Strawberries, 2 years old; 500 Grape-vines (Concord), 3 years old, in bearing; 61 standard Apple trees, 25 dwarf do.; 150 Pear trees, dwarf and standard; 10 Peach trees, 150 thornless Raspberries—1 3-10 acre. Terms, one-half cash; balance as may be agreed upon.

- 5 Ten Acres, Terms as may be agreed upon.  
\$1300
- 6 Twelve Acres, Terms, same as above.  
\$600
- 7 House and House. 500 Pear, 200 Peach, and 112 Apple  
Twenty Acres, trees, about 2000 Grape-vines, 1 acre Blackberries, 1½  
\$4000 acre Strawberries. Terms, one-half cash; balance in  
1 year.
- ☞ The above 20 acres may be sold in 2 Lots of  
10 acres each. One, with house, \$2200; the other,  
\$2000. Terms, same as above.
- 8 House and Small one-story House, 2 rooms. Stable. Hen-  
24 9-10 Acres, nery. Good well. 12 acres cultivated; ¼ acre Straw-  
\$2100 berries, a few Peach and Pear trees. Terms, \$1500  
cash; balance on or before January 1, 1870.
- 9 Two Houses Farm and Tenant-house. Large Barn. 2 wells.  
and 100 Acres, 90 acres cleared. Terms: \$4000 payable in A. D.  
\$100 per Acre, 1871; balance as may be agreed upon.  
\$10,000





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OPPOSITE RAILROAD DEPOT,

VINELAND, NEW JERSEY.

---

The undersigned keeps the above House

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ACCOMMODATION OF VISITORS.

She has fully proved that the

**ACCOMMODATIONS ARE GOOD, CLEAN, AND  
SUBSTANTIAL,**

and that every attention is paid to making the stay of visitors agreeable.

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ELIZABETH FRANKLIN.



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